

Send tax notice to:
MICHAEL BETZ
3922 WESTOVER ROAD
STERRETT, AL, 35147

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2017393

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Fifty-Seven Thousand and 00/100 Dollars (\$657,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, EDWARD BAHR and SANDRA BAHR, HUSBAND AND WIFE **whose mailing address** is: 2994 Buttercup Way, The Villages, FL. 32163 (hereinafter referred to as "Grantors") by MICHAEL BETZ and RENEE BETZ **whose property address** is: 3922 WESTOVER ROAD, STERRETT, AL, 35147 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 111, Page 153; Deed Book 111, Page 155; Deed Book 217, Page 765 and Deed Book 274, Page 687.
3. Right of way for Transmission Line in Favor of Alabama Power Company as shown in Condemnation as evidenced by Lis Pendens 5, Page 1.
4. Easement and Covenants to Alabama Power Company recorded in Instrument No. 2000-5527 and Instrument No. 2001-9997.
5. Right of way to Plantation Pipeline recorded in Deed Book 112, Page 235; Deed Book 112, Page 236; Deed Book 217, Page 235; Deed Book 252, Page 597; Deed Book 253, Page 383; Deed Book 253, Page 385; Deed Book 254, Page 644 and Deed Book 255, Page 372.
6. Right of way to level 3, a Delaware LLC Corporation recorded in Instrument No. 1999-41315; Instrument No. 1999-49474 and Instrument No. 1999-49475.
7. Non-Beneficial terms and conditions of Joint Driveway Agreement recorded in Deed Book 385, Page 253.
8. Less and except any part of subject property lying within the right of way of a public road.

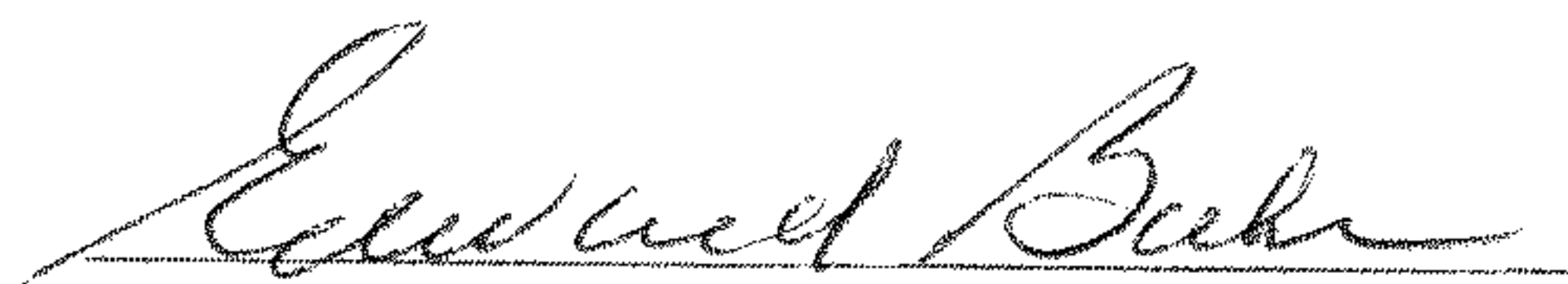
9. Less and except any portion of subject land lying within legal description set out in deed to State of Alabama for Highway recorded in Deed Book 284, Page 449.
10. Riparian and other rights created by the fact that the subject property fronts on Muddy Prong Creek.
11. Any loss or claim resulting from the typographical error "4613" within the defective legal description, of the adverse possession affidavit, recorded in Real Book 385, Page 252.

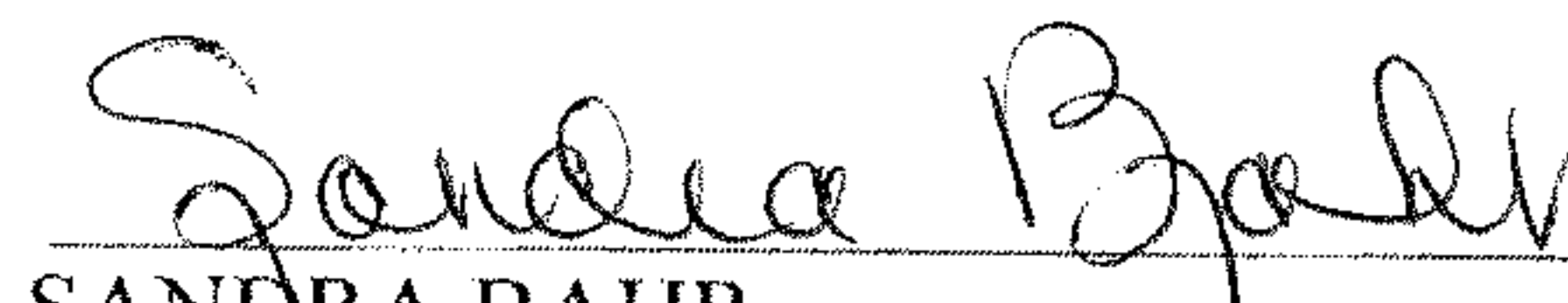
\$525,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 11 day of July, 2017.

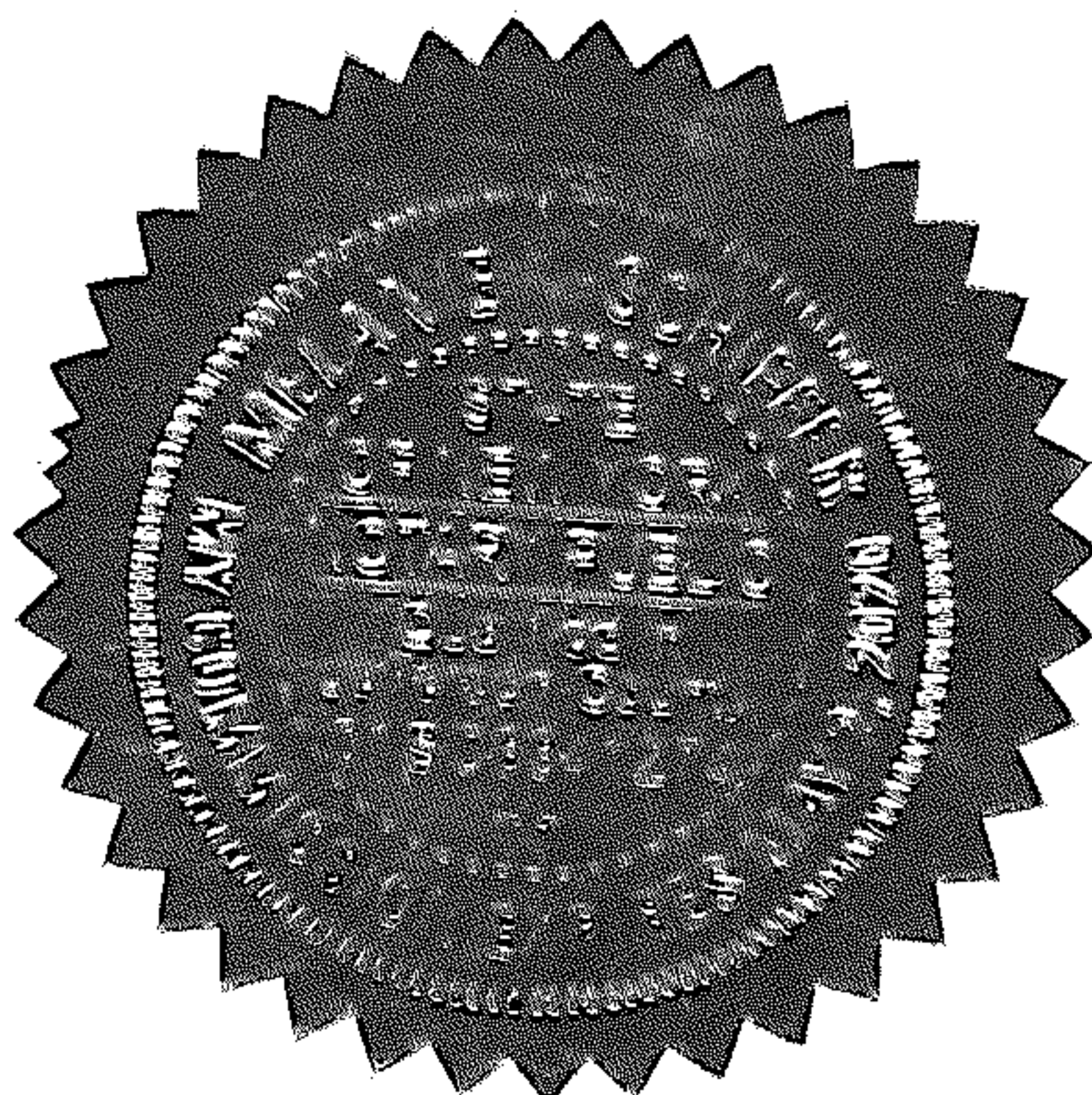

EDWARD BAHR

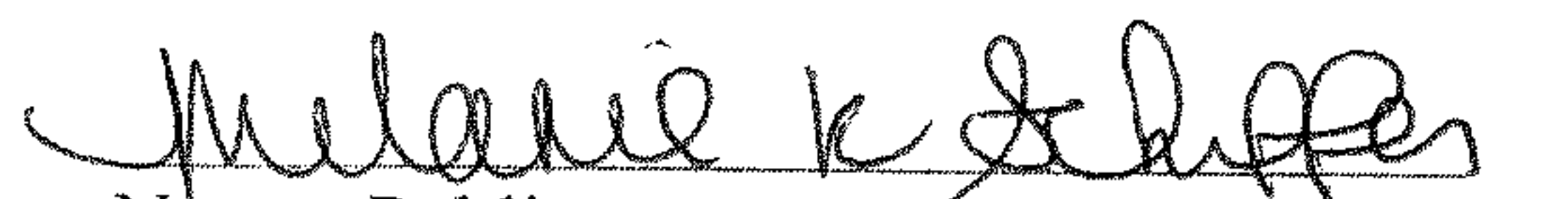

SANDRA BAHR

STATE OF New York
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EDWARD BAHR and SANDRA BAHR whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th of July, 2017.




Notary Public
Print Name: Melanie K. Schiffer
Commission Expires: 05/07/2020

Melanie K. Schiffer
Notary Public, State of New York
Qualified in Jefferson County
License # 01SC6341274
Commission Expires May 2, 2020

A parcel of land situated in the Southwest Quarter of Section 22 and the Northwest Quarter of Section 27, all in Township 19 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northeast corner of the Southwest Quarter of the Southwest Quarter of above Section 22; thence South 00 degrees, 52 minutes, 18 seconds West, a distance of 696.04 feet to the point of beginning; thence North 88 degrees, 07 minutes, 12 seconds East, a distance of 230.79 feet; thence South 29 degrees, 08 minutes, 40 seconds East, a distance of 457.29 feet; thence South 10 degrees, 34 minutes, 09 seconds West, a distance of 309.58 feet to the Northerly right of way line of Westover Road (Old Highway 280), 120 feet right of way; thence North 87 degrees, 10 minutes, 32 seconds, West and along said right of way line, a distance of 484.46 feet; thence North 01 degrees, 15 minutes, 30 seconds East and leaving said right of way line a distance of 170.41 feet; thence North 87 degrees, 18 minutes, 57 seconds West, a distance of 132.05; thence North 02 degrees, 49 minutes, 52 seconds East, a distance of 20.67 feet; thence North 00 degrees, 41 minutes, 57 seconds East, a distance of 265.19 feet; thence North 00 degrees, 58 minutes, 33 seconds East, a distance of 203.13 feet; thence North 88 degrees, 07 minutes, 12 seconds East, a distance of 207.84 feet; to the point of beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/13/2017 09:04:30 AM
\$152.50 CHARITY
20170713000249500

A handwritten signature in black ink, appearing to be "James W. Fuhrmeister", is written over the official text.